

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 226/70 Nott Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$470,000

Median sale price

Median price \$755,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2019 to 30/06/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	406/54 Nott St PORT MELBOURNE 3207	\$487,000	06/06/2020
2	125/70 Nott St PORT MELBOURNE 3207	\$460,000	07/06/2020
3	227/70 Nott St PORT MELBOURNE 3207	\$460,000	06/04/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 02/10/2020 09:03



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$470,000
Median Unit Price
Year ending June 2020: \$755,000

Comparable Properties



406/54 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$487,000
Method: Private Sale
Date: 06/06/2020
Rooms: 2
Property Type: Apartment

125/70 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$460,000
Method: Sale by Tender
Date: 07/06/2020
Rooms: 2
Property Type: Apartment



227/70 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 06/04/2020
Property Type: Apartment